



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, July 17, 2024

6:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

Vice Chair Cardo called the meeting to order at 6:00 pm.

2. ROLL CALL:

Also Present: City Attorney Segal-George, Jessica Entwistle and Nelly Kerr, Planning and Development Services; Attorney Mark Watts, and Chris Rowley.

Present: 6 - Vice Chair Andrea Cardo
Secretary Rachel Amoroso
Member Ron Gonzalez
Member Dr. Allen Pfeffer
Alternate Tara D'Errico
Alternate Jeffrey Zlatos

Excused: 2 - Chair Susan Berk
Member Eric Alexander

Absent: 2 - Member Manuel Rodriguez
Alternate Steven Webster

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of June 20, 2024

Motion by Alternate D'Errico, seconded by Secretary Amoroso, to approve the Minutes of June 20, 2024, as presented. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed four minutes. Please be courteous and respectful of the views of others. Personal attacks on Committee/Board members, City staff or members of the public are not allowed and will be ruled out of order by the Chair.

Vice Chair Cardo opened and closed public forum as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:**A. Ordinance No. 09-2024 - Amending the official zoning map to ±10.10 acres of land located at 3141 Howland Boulevard from general commercial (C-2) and business planned unit development (BPUD) to BPUD.**

City Attorney Segal-George swore members of the public wanting to speak on the subject due to this being a quasi-judicial hearing. Vice Chair Cardo asked the Board for any ex-parte communicating, and there was none.

Ms. Entwistle gave a presentation regarding Ordinance No. 09-2024, amending the Official Zoning Map for a parcel of land approximately 10.10 acres, located at 3141 Howland Boulevard from General Commercial (C-2) and Business Planned Unit Development (BPUD). She spoke regarding the environmental report, traffic, and Comprehensive Plan.

Discussion occurred regarding the environmental study and relocation of animals.

Member Pfeffer asked if the retention pond is large enough. Ms. Entwistle explained the retention pond would be reviewed by engineering during the plat or Final Site Plan. She stated the plan provided is only conceptual.

Attorney Mark Watts, Cobb Cole, explained the history of the project. He acknowledged staff for making it possible to for them to attend the meeting. He presented a new visual of the project.

Discussion occurred regarding the uses provided in the Development Agreement.

Chris Rowley, Zev Cohen and Associates, discussed stormwater and stated it would maintain on the property.

Alternate D'Errico requested the hours of operations, or if there an intent of a 24-hour facility. Mr. Watts stated that due to the location, and being in a commercial area, there is more flexibility but do not know yet.

Vice Chair Cardo asked for more clarification regarding the Traffic Study.

Discussion occurred regarding tree mitigation and preservation.

Motion by Alternate D'Errico, seconded by Member Gonzalez, to approve Ordinance No. 09-2024 - amending the Official Zoning Map to

±10.10 acres of land located at 3141 Howland Boulevard from General Commercial (C-2) and Business Planned Unit Development (BPUD) to BPUD with the Condition recommended by staff. The motion carried by the following vote:

For: 6 - Vice Chair Cardo, Secretary Amoroso, Member Gonzalez, Member Pfeffer, Alternate D'Errico and Alternate Zlatos

Member Gonzalez stated he voted for the project because development for medical offices is supported and it will help the local residents without having the need to travel out of the city.

Member Pfeffer stated he voted yes, because the City needs RV parking.

Alternate D'Errico stated she voted yes, because it follows the Comprehensive Plan and it gives more opportunity for commercial in the City.

Alternate Zlatos stated he voted yes because he likes the general appearance of the commercial property and it will give the opportunity for the RV parking.

Secretary Amoroso stated she voted yes, because it follows the Comprehensive Plan and likes the fact that the applicant previously worked with Economic Development Manager. She stated she likes the appearance of the build structure.

Vice Chair Cardo stated she voted yes because she agrees with reasons given by the Board.

8. STAFF COMMENTS:

Ms. Entwistle stated there will be a Comprehensive Plan workshop on August 26, 2024. She went into details of how it will be organized and informed the Board she will send information once more information is available.

Discussion occurred regarding August meeting.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

Meeting adjourned at 6:36 pm.

Vice Chair, Andrea Cardo

ATTEST:

Board Secretary, Nelly Kerr